



OFFICE OF THE FIRE MARSHAL

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Hayward, CA 94544

Station 3

31982 Medinah Street
Hayward, CA 94544

Station 4

27836 Loyola Ave.
Hayward, CA 94545

Station 5

28595 Hayward Blvd.
Hayward, CA 94542

Station 6

1401 W. Winton Ave.
Hayward, CA 94545

Station 7

28270 Huntwood Ave.
Hayward, CA 94544

Station 8

25862 Canyons Pkwy.
Hayward, CA 94552

Station 9

24912 Second Street
Hayward, CA 94541

Alternative Designs in Lieu of Automatic Fire Sprinkler Systems in Hayward's Downtown Core

The Planning Department has designated a central area in Downtown Hayward as the Downtown Core where development is encouraged to create a civic, commercial, and entertainment center for the City. A Specific Plan containing development policies has been adopted by Planning for this area.

For its part, the Fire Department, through the Office of the Fire Marshal, hereby establishes conditions for approval of alternative designs in lieu of the requirement for automatic fire sprinkler systems in the redevelopment of existing buildings in the Downtown Core.

The conditions for approval of alternative designs in the Downtown Core are aligned with the adopted building code, except for the increase in the required egress width, with restrictions listed as following:

1. The existing building is located within the Hayward Downtown Core Area.
The core is bounded by A St., Foothill Blvd., D St., and Grand St. and includes a four- block strip along the south side of D St. and a two-block area west of Grand St. Refer to *Figure 1 – Hayward Downtown Core Area*.
2. The alternative design is not applicable to newly constructed projects.
3. The building shall not contain H, I, L, R-2.1, R-3.1 or R-4 occupancies/uses.
4. The building shall not be used for high-piled storage.
5. The total building area shall not exceed 12,000 square feet.
6. The total building occupant load shall not exceed 300 persons.
7. A building with a basement shall meet some conditions in *the Alternative Designs*.
8. An automatic fire alarm system with a total/complete automatic smoke detection that activates full occupant notification shall be installed in accordance with the adopted *California Fire Code* and *NFPA 72 – National Fire Alarm and Signaling Code*.
9. Building construction shall comply with the adopted *California Building Code*, except that egress width shall be provided in accordance with *the Alternative Designs*.
10. A minimum number of exits shall be provided in accordance with the adopted *California Building Code*.
11. A minimum width of doors, exits, stairs and corridors shall be provided in accordance with the adopted *California Building Code*.
12. At least two stairs shall be provided when there are Group A or Group E fire areas located above the level of exit discharge to the streets (or second story as defined in *the Alternative*

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Fire Marshal

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Designs).

13. Finish materials for interior walls and ceilings shall be Class A.
14. Group A occupancy fire areas shall not be located in a basement.
15. Group B ambulatory health care facilities shall be located only at the level of exit discharge to the streets serving such occupancy. These facilities may house a maximum of three care recipients incapable of self-preservation.
16. Group E occupancy/fire areas shall not be located in the basement.
17. Group F-1 occupancy/fire areas that contain woodworking operations using finely divided combustible materials or generating finely divided combustible waste shall not exceed 2,500 square feet in area.
18. Group M occupancy/fire areas shall not be used for the display or sale of upholstered furniture or mattresses.
19. Group R occupancies shall be designed with emergency escape and rescue provisions in accordance with the adopted California Building Code.
20. Group S-1 occupancy/fire areas shall not be used as repair garages, for the bulk storage of tires, or for the storage of commercial trucks or buses.
21. Group S-2 enclosed parking garages shall not be located beneath other occupancy groups. Group S-2 fire areas shall not be used for the storage of commercial trucks or buses.

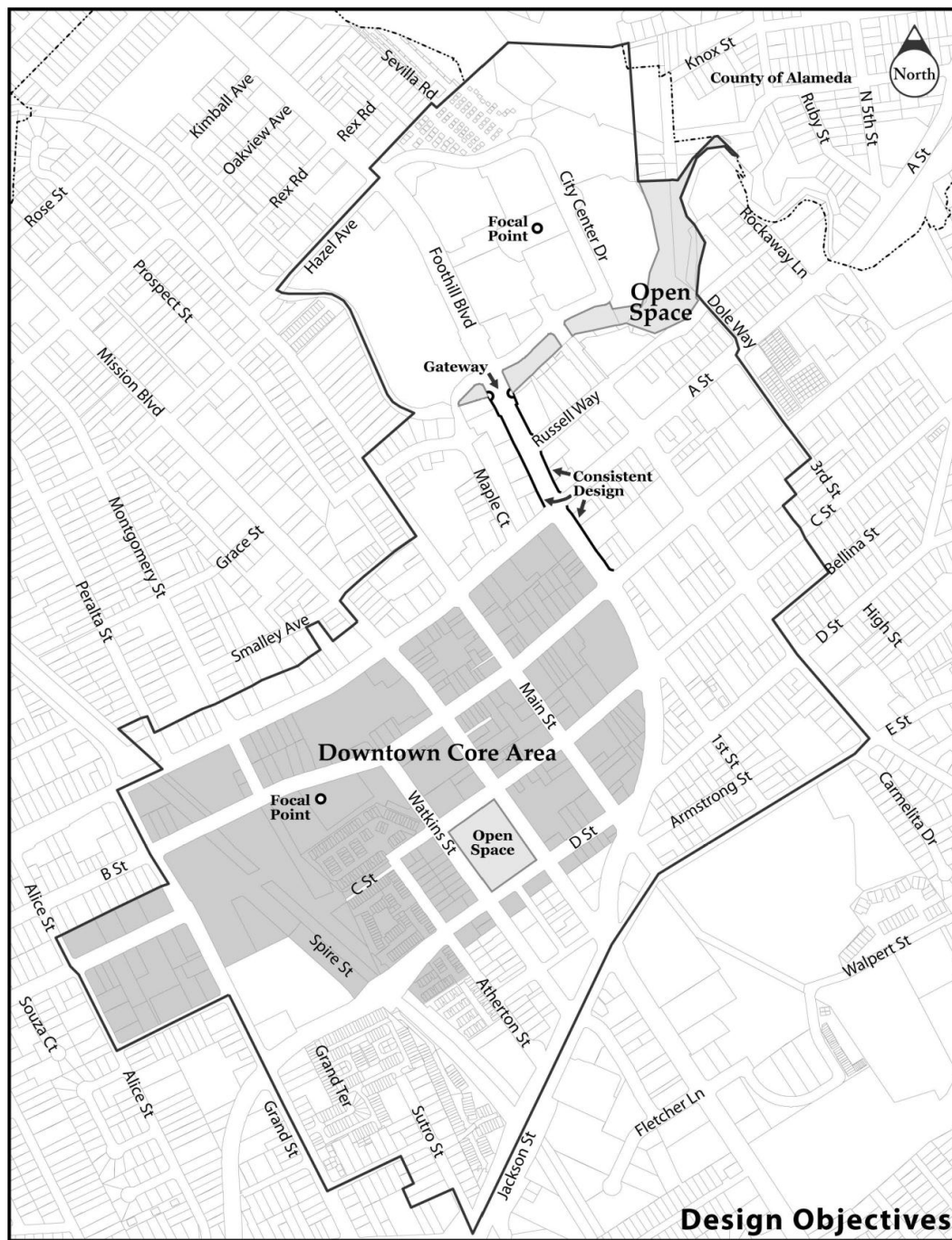


Figure 1 – Hayward Downtown Core Area